Karen Y Johnson Davidson County
Batch# 155339 DEEDWARRSP
10/31/2018 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,394.37
20181031-0107663

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,855.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018

Notary Public

My Commission Expires: _____

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260
Franklin, Tennessee 37067 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Yousef Heidary and Farideh Hosseini 9433 Kaplan Avenue Brentwood, TN 37027	NEW OWNER NVR Mortgage Blod #300 555 Southpointe Canonsburg, PA 15317	181070A04700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Yousef Heidary and Farideh Hosseini, husband and wife,** hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed dated July 02, 2018 from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20180710-0066411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2018 have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2019, and subsequent years, remain a lien not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163

Register's Office for Davidson County, Tennessee.

d. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.

e. Homeowner's Association Charter of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.

f. Subject to rights of others in and to common areas/elements.

g. Subject to lien for special assessments contained in the DCCR's/Master Deed.

h. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐
This is improved ☑ property, known as: 9433 Kaplan Avenue, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 26 day of Oct, 2018.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Stephen Power, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Stephen Power, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Stephen Power, as such, Appointed Vice-President, and attesting the same corporation, by the said Stephen Power, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 26 day of Oct, 2018.

_____

NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission expires: 12/6/24

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020